150.0	0003	0011.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	861,000 / 861,000
					USE VALUE:	861,000 / 861,000
					ASSESSED:	861,000 / 861,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUKAI NORITSUGU & YOSHIE
Owner 2:	
Owner 3:	
Street 1:	41 KENILWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1934, having primarily Wood Shingle Exterior and 1990 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5500.000	393,000		468,000	861,000
Total Card	0.126	393,000		468,000	861,000
Total Parcel	0.126	393,000		468,000	861,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.66 | /Parcel: 432.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	99048
GIS Ref	
GIS Ref	
Insp Date	06/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0003-0011.B

!11740!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	393,000	0	5,500.	468,000	861,000	861,000	Year End Roll	12/18/2019
2019	101	FV	326,900	0	5,500.	438,700	765,600	765,600	Year End Roll	1/3/2019
2018	101	FV	326,400	0	5,500.	362,700	689,100	689,100	Year End Roll	12/20/2017
2017	101	FV	326,400	0	5,500.	333,400	659,800	659,800	Year End Roll	1/3/2017
2016	101	FV	326,400	0	5,500.	304,200	630,600	630,600	Year End	1/4/2016
2015	101	FV	289,800	0	5,500.	298,300	588,100	588,100	Year End Roll	12/11/2014
2014	101	FV	289,800	0	5,500.	277,300	567,100	567,100	Year End Roll	12/16/2013
2013	101	FV	289,800	0	5,500.	263,800	553,600	553,600		12/13/2012

PRINT

Date	Time
12/11/20	01:52:43

LAST REV

Date	Time
06/18/18	11:37:00
mmcmakin	
11740	

USER DEFINED

Prior Id # 1:	99048
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11959-228		1/29/1971		36,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
1/20/2009	Entry Denied	372	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Entry Denied	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	80.	1.06	9									468,002						468,000	

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 468,002 | Spl Credit | Total: 468,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK & YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23495817
Const Adj.:	0.99386555
Adj $ / SQ:	153.423
Other Features:	87250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482745
Depreciation:	89791
Depreciated Total:	392955

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

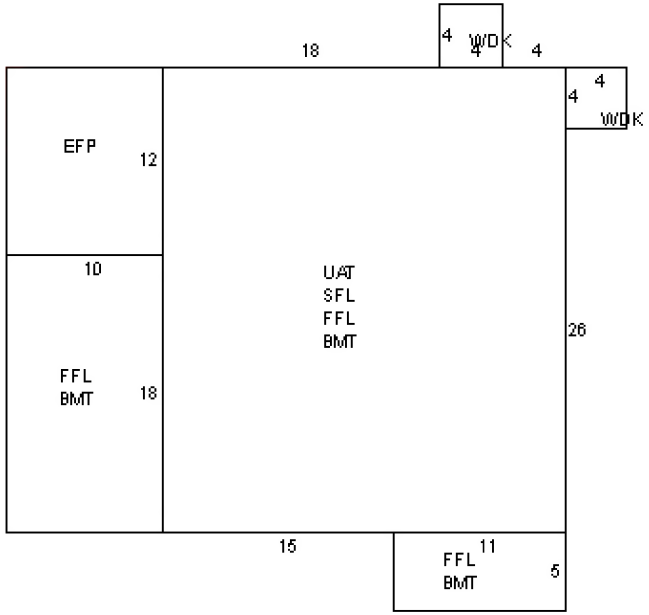
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	168.77
Special Features:	0	Val/Su Net:	124.49
Final Total:	393000	Val/Su SzAd	218.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,015	46.030	46,717
FFL	First Floor	1,015	153.420	155,724
SFL	Second Floor	780	153.420	119,670
UAT	Upper Attic	195	118.140	23,036
EFP	Enclos Porch	120	49.610	5,953
WDK	Deck	32	15.900	509

Net Sketched Area:	3,157	Total:	351,609
Size Ad	1795	Gross Are	3742	FinArea	1990
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0003-0011.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	